

The Independent.

J. W. ROBERTS, Editor.
JOHN W. DAY, Associate Editor.

OSKALOOSA, KANSAS.

WEDNESDAY, SEPT. 5, 1860.

EDITORIAL CORRESPONDENCE.

ON THE WING, AUG. 27, 1860.

Dear Independent:—On Tuesday the 21st ult., we left our home on the banks of the Miami and took the cars for the west, expecting to call a halt at St. Louis, and then return; but circumstances led us to extend the trip and make a flying call in Kansas and at Oskaloosa.

During the journey from Ohio to the territory, we were gratified to find in almost all the distance the finest prospects for the growing crops. In Ohio, Indiana and Illinois, corn certainly never was better. We passed many fields the yield of which will range from seventy-five to one hundred bushels per acre; and, in general, the crop is about out of the reach of contingencies.

This is fortunate in view of the great drouth in some portions of the Union, which has cut the corn, as well as other products of the soil, short, and will render it necessary for the want thus caused to be supplied by these three leading corn states of the nation.

Cincinnati continues to improve in a substantial and rapid manner. The population in the corporate limits will reach 170,000 by the census of the present year, and including the immediate surroundings, a part really of the city, though not embraced under the charter, the number will be swelled to over 200,000—larger than any other city west of the mountains by 50,000, which will still entitle her to the appellation of the "Queen of the West."

The business of this city is constantly increasing and widening, and is of a permanent character. Railroads whose aggregate length, including connections, will amount to thousands of miles center here, branching out at every point of the compass.

Of these we name the Little Miami, Cin., Hamilton & Dayton, Marietta, Zanesville, Indianapolis and the Ohio and Mississippi. The Lexington, Ky., Road comes to Covington on the other side of the river. The Ohio and Mississippi furnishes the best and most direct route to persons wishing to pass from Kansas to southern or central Ohio, or to the states further east, and we hesitate not to recommend this route to all our readers in the territory. It is a pleasant road to travel over—broad gauge—and the officers and managers are gentlemen of the first order.

St. Louis is doing a thriving business. We are unable to give her population, but think from the data we have that it will reach 120,000 inhabitants. The trade of this city is very extensive. The territory it supplies is really immense, embracing much of Illinois, Missouri, Iowa, Kansas and Nebraska, and divides with Chicago the trade from Wisconsin and Minnesota.

At the present time the rage here is for large hotels. One is now in course of erection, which will rival in size any similar establishment in the world—probably it is the largest hotel in the continent, and there are none in Europe equal to it. It covers nearly a square, is five stories high besides the basement, the fronts on two streets are of white marble, with carved work at the windows, doors, cornices, eaves, etc., and a most elegant finish is given to the whole. It is owned by a stock company—will cost half a million to finish it, and one hundred and fifty thousand to furnish it afterwards. It is called the Lindell House, in honor of one of the largest stockholders, who came forward when the enterprise was likely to fail and put in \$75,000 stock.

We think the investment in such a house a very bad one. It will be twenty years before the patronage it can receive will pay two per cent. on the capital. It is in advance of the wants of the place and of the country, and must wait until the growth of the two reaches the point where it will be needed. Monster hotels and inflated towns are only beneficial as places for the investment of gas—both must find their level, and stay there, growing up with the country, slowly but surely. Putting on airs don't make cities, nor bring custom to hotels.

There is one strange feature in the history of St. Louis to-day. It is this: While her trade is as extensive as it has ever been, and her merchants are driving a thriving trade with an immense region of country, there are three thousand houses to rent in the city. We met "To Rent" staring us in the face on every street. Business houses and residences, new and old, are ready for bid.

One reason for this singular and anomalous condition of things is, that

many of the most wealthy merchants have built country residences, and now have those they formerly owned or occupied in the city for sale or rent. Another reason is, that the business heretofore done there has been too extensive, unless it had been on a cash basis, and the merchants are disposed to contract rather than expand their range of custom, and sell only to such men as are prompt in payment.

St. Louis is destined to hold a prominent place in the west in all time to come. Her position gives her control of a certain amount of trade, and it will as naturally go there as that "water runs down hill." If the right kind of men control her business affairs, she will take the lead of all other cities of the great central valley of the country. But Chicago and other lake cities will take a portion of her trade, if she has not the right kind of enterprise to hold it.

After leaving St. Louis, we find no important place until we reach the borders of Kansas, when all at once we find cities of immense importance all along the river, which are destined to eclipse every thing in that line which the world has yet witnessed.

St. Joseph is as full of importance as a balloon is of gas, and is "bound to be the city of the upper Missouri;" and she sticks up her nose at the pretensions of all other places, and professes not to esteem them as rivals!

Then there is Atchison, the child of destiny, whose population in five years is to be fifty thousand! and she is going to flatten St. Jo., and lay her out so cold that an iceberg would be comfortable in feeling by the side of her!

Leavenworth city thinks that she will walk off with the trade, and St. Jo. and Atchison will be no where. So goes the war of the rival cities. We might name others, and especially Kansas city, as claimants for the palm; but these three seem to have the lead.

Of their rival merits as outlets and inlets of trade, we shall speak hereafter in an article on that subject. At present we shall confine our remarks to another aspect of the case involved in their prosperity.

The great misfortune of almost all western cities has been the wild and visionary schemes of those interested in their first development. Speculators get up a fever, predict impossible wonders for the place they are interested in, and run up the price of real estate to five and ten times its value. This is the case now in these cities. Lots are held as high in them as in St. Louis.

This is worse than folly—it is folly run mad! Small vacant lots in Atchison are held at one thousand dollars, when actually they would be dear at two hundred! This bubble must burst before that city can grow permanently and prosperously. It will be more than ten years before the surrounding population will support ten thousand inhabitants in Atchison. The mad men there will not believe this, but it is true, as time will determine, and the sooner they come down to this matter-of-fact basis of growth and prosperity, the better it will be for them there. Gas will sustain its load for a short time; but if it is not let off gradually and with discretion, a collapse will always be the result—and collapses are always dangerous, generally fatal.

The same remarks hold equally good with St. Jo. and all other places where the expectation of the people is ahead of the facts and the developments; and there are many such.

The sooner men learn this great truth, that no city can outgrow the country around it, and from which it must receive its patronage and trade, the better it will be for all concerned.

There will be a mighty collapse along the upper Missouri before many months, and instead of the huge dimensions of cities now exhibited as precocious and overgrown babies, there will be ghastly skeletons, and such leanness of flesh that the dry bones can almost be heard to rattle in their sockets!

We know that men will laugh at this; but it is coming to this very point with railroad speed.

Railroads, big hotels, fabulous prices for town lots, rents that would startle a citizen of London, Paris or New York and every thing else on the same high-pressure principle may deceive the unthinking and dupe the gullible; but they will never build cities. A town may look very beautiful on paper, by the aid of the engraver and lithographer; but it takes farmers, oxen, fields of grain, loaded barns and overflowing granaries to make them flourish in actual life.

When Kansas and the territories beyond have a million of people on their soil, then we may expect to see cities of 25,000 and 50,000 inhabitants along one river; until that time, dreams of Babylons, Ninivehs, Tyres, and Palmyras will prove to be truly as "baseless as the fabric of a vision."

If to-day St. Jo. or Atchison or Leavenworth city had a population of fifty thousand, before the first of August,

1861, one-half the houses would be empty, and one-half the people gone.

But we leave this question of cities for the present, hoping that wisdom will yet direct the counsels of men, and that no one will be so foolish as to invest in lots at the present monstrous prices.

With Kansas in general we are well pleased. Its soil is magnificent, and will sustain a fabulous population. The drouth of the present season is unfortunate, but will not be as disastrous as many suppose. It has its good as well as its unfavorable features; will prove beneficial to the health of the territory in the end, and perhaps develop as much as retard the permanent growth of the territory, by inviting capital to it to be invested in lands which the hard times will force the present owners to sell cheap.

But this letter is already too long. More anon. J. W. R.

EDITORIAL CORRESPONDENCE.

"THE FLYING CAR," AUG. 27, 1860.

Dear Independent:—In our former communication, we broke off abruptly with the discussion of the river towns and their prospects; and we now propose to enter the territory and look over it.

The point we first reached in the borders of Kansas was Atchison city, which is a place of much business, and might become one of leading importance, if those owning the lots and most deeply interested would only get down on solid ground, and quit their walking on stilts. Men coming in from the States, free from prejudice and unaffected by the fever which seems to be consuming them, are not prepared to give one thousand dollars, for a very poor vacant lot in a place so new with so sparsely settled a country surrounding it to keep it alive.

These visitors feel that two hundred dollars would be a large price for lots that are held at one thousand; and perceiving no prospect of ever "getting their money back" at such enormous prices they pass on to other points or return without making any investments. It looks like utter folly for them to pay nearly twice as much for a lot in Atchison as they would have to give for one equally as well situated in St. Louis; and so it would be. Atchison will never have a permanent and substantial prosperity until she gets down to the level of common sense, and ceases to become notorious by the balloon process.

Land near this city has sold for one hundred dollars per acre—it was actually dear at twenty-five; but the people here stand in their own light and will not see, though our country has furnished so many examples of the folly of such a course.

Speculators, however, are interested in keeping up the excitement; as their only hope depends on making all they can before the bubble bursts. We do not wonder at their efforts to keep up the fever; but we do wonder that any one who has had sense enough to accumulate wealth should become so suddenly crazy as to invest in property here because it is cheap, or with a view of holding on to it for speculating purposes! It appears to us they have need of a guardian or should be put in a straight jacket.

We oppose this policy of inflated speculation, because it is the most serious obstacle to the permanent growth and future prosperity of Kansas. We know it will make a few persons wealthy, but it will beat the expense of the many, and retard the real and valuable development of the territory. We are for the many in opposition to the few; for the whole territory and future state, and not for the handful of speculators whose highest motive and ambition is to get rich—to make money any way, even at the expense of the entire population, themselves alone excepted. This selfish policy is short-sighted and suicidal, except in cases where an immediate result is desired to be effected, which shall terminate the individual's connection with the territory. They who design to make Kansas their future home, and expect their children to live here prosperously after them, should set their faces as steel or flint against this force system—hot-house method—of bringing about results.

No farmer is so foolish as to expect to raise the crop which his whole plantation should produce from two or three hot-beds six by fifteen in extent; and yet the farmer who should attempt so ridiculous a thing would be acting just as wisely as the men who try to build up cities on paper and by gas. The plants could be started in the hot bed, and look splendidly for a time; but how soon would they become either a tangled mass or wither and die! Just so with forced towns—they will die or wilt down, and great will be the drooping thereof.

He, therefore, is the best friend of the farmer who advises him to plant his fields instead of his hot-beds for a crop; and equally the best friend of the cities of our territory is he who wishes to have them grow on the ground and not in the air—in a truthful and not a forced manner; as they can be healthily sustained, and not like an overgrown infant, whose legs cannot sustain the weight of its body.

It is because we are the friend of Kansas, of her cities and her people, that we talk thus plainly, pointedly and truthfully. We know that it will be hard to "knock the scales from the eyes of the blind;" but it is merciful to make the effort; for the sooner they see the better for them.

This thing of depending upon transient custom, as the emigration to the gold region, the fitting out of trains, etc., etc., is a most ruinous policy. This kind of custom should never be regarded as any thing more than an adjunct to that which is permanent; and yet how many towns look upon it as of vital importance! What has it made of Independence, where it has been enjoyed so long? Ay, what has it done for any place?

If we had the power to whisper a word of advice in the ear of every individual who has money to invest in real estate, we would say to each one: Put your money in no land, no lot, unless its present value will justify the investment—unless you know it is now worth what you pay for it, and you can turn it again into money.

Investing in what may be, is too much like purchasing moonshine by the quart or acre.

Having devoted so much time and space to the discussion of this subject of fictitious prices, we now propose to take a look at Kansas herself.

We were pleasantly and agreeably surprised to find the surface of the country so favorable for health and cultivation. Most prairie countries have extensive flats or bogs distributed through them. This is the case in most parts of Illinois and Missouri, and we believe in Iowa and Wisconsin. But we have seen nothing of the kind here, and are told by settlers that they do not exist. The wide-stretching plains are beautifully undulating, and capable of cultivation almost to the last square rod.

Undoubtedly the country must be healthy; and the more of it is cultivated the healthier it will become. When farms are opened and the sluices and gulches drained, there will be nothing left in the general face of the country—so far as we have seen it—to generate drouth. The decay of the immense vegetation which grows annually, and the standing of stagnant waters along the sluices, must cause some malarial diseases to a limited extent for some years to come; but there will be much less of even this kind of sickness in Kansas than in any other new country of which we have any knowledge. Its dry atmosphere and the rolling character of its surface, must make this one of the most healthy portions of the world.

The drouth of the present season will be severely felt by the inhabitants, many of whom will doubtless seek the States to spend the winter; but, as before intimated, it is doubtless the best thing for the present and future health of the territory. It will cause a depression for the time, and stop the tide of emigration; but it opens up the most flattering prospect for the profitable investment of capital we know of any where; and we doubt not much cash will be directed from other directions to this point, because there can be no mistake of the result if it is laid out here now, at the prices which the failure of crops will force lands to be sold at. In this way many men of means will be induced to settle in Kansas, who otherwise might, and probably would, go elsewhere. This will be some compensation for the misfortunes attending the drouth.

The soil of Kansas is exceedingly rich, and adapted to a great variety of crops. At present wheat has not succeeded as well as could be desired; but it is owing to the cultivation it has received, quite as much as to the nature of the soil. To succeed with fall wheat, we think the seed should be plowed in, and the ground rolled with a heavy roller. A crop thus put in, we feel confident would succeed under all ordinary circumstances. We hope our farmers who possibly can, will try the experiment this fall, and see if it does not succeed well. Corn, in a favorable season, can be grown with as much ease as in any country, and will produce largely when it receives proper attention. Oats and all spring sown grains will yield abundantly, we should think. Melons, sweet potatoes, and vegetables of all kinds can certainly be grown to great perfection in her soil.

Fruit has not yet been tested thoroughly, but there is no reason to doubt that it will succeed admirably; and we hope every farmer who can get from one hundred to five hundred trees, will put them out this fall or next spring.

Oskaloosa is one of the most orderly and pleasant towns in the territory.

For an inland place it is admirably situated, and is in the center of one of the best counties of Kansas. It must become one of the most flourishing interior towns of the territory or state. We were gratified to find the citizens so quiet, orderly and intelligent. In these respects it is an exceptional village.

When the Reserve comes into market, the town will have a country around it unequalled by any other in the territory—at least in the eastern portion; and being so near a market, the farmers of Jefferson will always be able to command the highest prices for their products.

We fear there is a little of the river-towns-fever among our people. Rents are almost fabulously high, and lots are held at prices which we fear the surrounding circumstances do not justify. We hope our citizens will not get the contagion from the "cities" and make fools of themselves.

Our true policy is to invite capital here by holding out inducements to bring it. Any man who owns two lots can well afford to sell one of them for a trifle to be built upon, as the other will thereby be made worth double what they both would bring before. High rents and high prices will drive capital and settlers away; a liberal policy will bring them here. Let us be wise. We may as well have a large population here as not, but we must attract not repel it.

Let us invite those whom the high prices of the river towns drive away to our midst, and in less than five years Oskaloosa will be known more widely than any town of her age in Kansas.

J. W. R.

Delaware Treaty.

Through the kindness of Dr. Buckmaster, we were to-day furnished with an official copy of the treaty of the General Government with the Delaware Indians. We received it too late for insertion in this number of our paper, but will give a very brief statement of its leading features, and publish the treaty in full next week.

By the provisions of this treaty the Delaware Indians receive eighty acres per capita, which will be set apart to them after being located by the Commissioners appointed for that purpose; besides sundry other small reservations for the use of the nation, and certain tracts added to the Chief of the Delaware. The lands are to be surveyed as soon as practicable after the ratification of the treaty. Then, the Leavenworth, Pawnee and Western Railroad Company are to have the preference of purchasing the remainder of the lands, upon the payment into the United States Treasury, which payment shall be made within six months after the quantity shall be ascertained, in gold or silver coin, of such a sum as three commissioners, to be appointed by the Secretary of the Interior, shall appraise to be the value of said lands, provided, in no event shall the value be placed below the sum of one dollar and twenty-five cents, exclusive of the costs of survey.

No patent shall issue for any of these lands, nor shall the sale be binding upon the Delaware Indians or the United States, until twenty-five miles of said road from Leavenworth City shall have been completed and equipped, when a patent shall issue for one-half the ascertained quantity. The patent for the residue shall only issue when the road has been in like manner completed and equipped to the western boundary of the Delaware reservation.

We have not time to give a more minute synopsis of the treaty now, but will publish it entire next week.

Leavenworth City.

We last week paid a visit to the metropolis of Kansas, having business there requiring our attention; and we were indeed pleased to see the evident marks of prosperity in Leavenworth. Business men look as cheerful as could be expected in this time of depression in the various departments of trade, and all seemed to be looking confidently forward for a "good time coming."

The vacant places occasioned by the recent destructive fires in that city, are being rapidly rebuilt with much more substantial structures than were those destroyed. From the corner of Main street along down the south side of Delaware, where formerly stood a row of uncouth wooden buildings, we noticed in process of erection a fine block of brick business houses, which, when completed, will add greatly to the appearance of that part of the city. Work has also been commenced on the buildings soon to take the place of those burned on the east side of Main street, and ere long that smoky and dingy locality will present an imposing business appearance.

Our first acquaintance in Leavenworth was early in 1856, when the

buildings were few and composed of cottonwood material; and had we not seen the place since until our last visit, we could hardly have recognized it as the same. Then it was a small western village, whose streets were full of grubs and stumps; now it presents an appearance quite like a city, with many of the streets thoroughly graded—some of them well macadamized—and a number of the sidewalks paved with beautiful flag-stone. Then a few retail establishments composed almost the entire business buildings; now, on every hand, you see fine blocks of two and three story wholesale houses. Then the boat-landing was a high, abrupt bank; now it is at a fine stone-paved levee, superior to any other west of St. Louis. Then religious services were held in small wooden buildings, used during the week as school houses; now church edifices that would do credit to the larger towns of the older states, dot the city in every direction. Then the schools were few and poorly attended; now there are public schools, select schools, an academy, and a magnificent college, all liberally patronized. These all speak in praise of the intelligence and enterprise of the citizens of Leavenworth. But to complete our comparison and make it truthful to the letter, we add that then the village was flooded with houses where the hydra-headed curse of humanity was sold in myriads of sparkling goblets; and now the number of these sinks of perdition are numbered in a proportionate ratio with the increase of population.

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